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## NEWS RELEASE

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# Real Estate License Revocations

*~ Board imposes \$12,000 in fines for legal violations ~*

**RICHMOND** – The Virginia Real Estate Board issued four license revocations at its most recent meeting Thursday, Nov. 18. Following is a summary of the Board's actions.

Copies of the file orders are available online at [www.dpor.virginia.gov](http://www.dpor.virginia.gov) under "License Lookup."

Fines are deposited directly into the state Literary Fund, which is used solely for public education purposes such as school construction, renovation, and teacher retirement funding.

### **WAYNE M. B. LEZAMA**

#### **VIRGINIA BEACH, VA**

File Number 2003-01430

**VIOLATIONS** – Lezama failed to make prompt delivery of the purchase agreement; failed to execute an accurate purchase agreement; willfully misstated the value of property for the purpose of influencing a lender; and engaged in misrepresentation.

**BOARD ACTION** – Revocation of License No. 0225054133 and a \$3,700 fine.

File Number 2002-03068

**VIOLATIONS** – Lezama failed to execute an accurate purchase agreement; failed to disclose his ownership interest and brokerage relationship; and neglected to exercise ordinary care as a buyer's agent in accordance with §54.1-2132(A)(4).

**BOARD ACTION** – Revocation of License No. 0225054133 and a \$1,300 fine.

### **NGA KIEU NGO d/b/a NATALIE NGO**

#### **MERRIFIELD, VA**

File Number 2003-00824

**VIOLATIONS** – Ngo engaged in improper, fraudulent, or dishonest conduct; acted as an agent outside her brokerage firm, constituting a conflict of interest; and failed to respond to an investigator.

**BOARD ACTION** – Revocation of License No. 0205122909 and a \$3,000 fine.

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**BRYAN WAITMAN TALBOTT  
WASHINGTON, D.C.**

File Number 2003-00581

VIOLATIONS – Talbott acted as an agent outside his brokerage firm, constituting a conflict of interest; failed to deposit monies into an escrow account; engaged in misrepresentation/omission by failing to identify the party holding deposits; and failed to account remit monies in his possession belonging to others.

BOARD ACTION – Revocation of License No. 0205111342 and a \$4,000 fine.

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**About DPOR and the Real Estate Board:**

The Virginia Department of Professional and Occupational Regulation (DPOR) administers and enforces laws regulating 31 commercial occupations and certain professions. The agency licenses or certifies more than 265,000 individuals and businesses ranging from architects and contractors to cosmetologists and professional wrestlers.

DPOR investigates reports of regulatory violations by licensees; pursues complaints of criminal activity by unlicensed practitioners; responds to business-related consumer inquiries and requests for license checks; administers recovery funds for consumers harmed in contractor or real estate transactions; and conducts mediation services and public awareness campaigns.

The Real Estate Board licenses approximately 58,000 businesses and individuals who represent others in property transactions, including those dealing with condominiums, cooperatives, and time-shares. The Board also administers the Virginia Real Estate Transaction Recovery Fund, which provides monetary relief to consumers who incur losses through the improper and dishonest conduct of a licensed real estate practitioner. The fund is supported entirely by assessments paid by licensed real estate professionals, not by any tax revenues.

For more information, visit DPOR online at [www.dpor.virginia.gov](http://www.dpor.virginia.gov).